

Deer Ridge

Covenant Restrictions & Architectural Control Guidelines

ACC consists of 3 members appointed by HOA Board: Page 12, Section 6.1

Exterior Improvements must have ACC approval: Page 12, Section 6.2

- No building, fence, wall, outbuilding, landscaping, pool, athletic facility or other structure or improvement shall be erected, altered, added onto or replaced upon any portion of the property without the prior written consent of the ACC.

Completed in timely manner, Approved in timely manner: Page 12, Section 6.4

- Improvements shall be substantially completed, including cleanup within 3 months
- ACC must provide written approval within 30 days or approval shall be deemed to have been granted

No deviation from approved plans: Page 13, Section 6.5

- Deviation from plans same as having erected without ACC approval

No precedence set by prior approvals: Page 13, Section 6.7

- Prior ACC approval, or the existence of unapproved improvements, does not constitute a waiver of the ACC's right to withhold approval of similar type requests in the future

Detached buildings: Page 19, Section 10.11

- Must have prior written ACC approval
- Includes storage buildings, greenhouses, playhouses, etc
- Shall be compatible with dwelling in terms of design and materials
- Metal buildings not permitted
- Not larger than 10% of floor area of main dwelling
- May not exceed 1 story in height

Fences: Page 19, Section 10.12

- Must have prior written ACC approval
- May not be placed on side yard nearer the street than front building line of house
- No fence permitted in front yard
- Wooden or vinyl fences in 4 foot to 6 foot heights
- Not physically attached to neighbor's fence
- Pool fences must be at least 5 feet in height & have self closing mechanism

Antenna, Satellite Dishes & Solar Collectors: Page 19, Section 10.14

- Must have prior written ACC approval
- Television or radio antennas & solar collectors must be screened from view
- Satellite dishes preferred to be screened from view, but may be located where visible from street if installer indicates in writing that the visible location is necessary for proper reception.

Exterior Finishes: Page 20, Section 10.15

- Exterior finishes for additions, detached buildings must have prior written ACC approval

Chimneys: Page 20, Section 10.16

- New chimney installations must have prior written ACC approval
- Chimneys must be completely enclosed
- Materials must be compatible with dwelling

Mailboxes: Page 21, Section 10.20

- Replacement mailboxes must have prior written approval of the ACC if replacement mailbox differs from original mailbox

Roofs: Page 20, Section 10.21

- Roofs shall be of composition shingles
- ACC has authority to grant approval for alternative roof materials if ACC determines such materials will not be a detriment to the neighborhood

Setback Lines: Page 20, Section 10.22

- Structures must adhere to setback lines on recorded community plat
- ACC may approve variances for reasonable cause

Recreational Equipment: Page 21, Section 10.24

- Recreational equipment such as basketball goals, swingsets, trampolines, swimming pools, sports courts, either permanent or temporary, shall not be placed on any lot without prior written consent of the ACC

Items or activities not permitted within the community:

- Signs except for "for sale" or "for rent" signs, and political signs 90 days prior to an election and removed 15 days after election
- Recreational vehicles except when stored inside garage – Page 17, Section 10.5
- Livestock or poultry – Page 17, Section 10.6
- Commercial breeding of animals – Page 17, Section 10.6
- More than 3 adult animals, except for puppies which are under 9 months of age Page 17, Section 10.6
- Storing of trash, rubbish, waste outside of sanitary waste containers Page 17, Section 10.7
- Trees or other items that block sight at intersections – Page 18, Section 10.8
- Vehicles parked in street except as short term guest parking when garage & driveway are occupied – Page 18, Section 10.9
- Activities which would constitute a nuisance to neighbors Page 21, Section 10.25

Where covenants do not make specific mention of items, the ACC & HOA Board has established ACC Guidelines to maintain uniformity within the community.

Small items not needing ACC approval:

- Plants & annuals placed in existing landscaped beds
- In-ground irrigation systems
- Small decorative flags flown from small flagpoles mounted on house or in ground
- Garden statuary not exceeding 3 feet in height
- Flower boxes placed on house under windowsills
- Welcome plaques on front of house
- Security signs

Items (if stored outside) that should always be placed behind the rear of the house and as inconspicuously located as possible:

- Hot tubs - should also be screened from view
- Doghouses and other pet accommodations
- Woodpiles
- Gardening & lawn equipment
- Trash cans – may not be stored where visible from street
- Clothes hanging devices - may not be seen from outside owner's lot
- Childrens play equipment such as bicycles, etc

- Window AC units & window fans should not be installed in front windows of residence

- Basketball goals may not be located in the street, and should be located a minimum of 10 feet from street for safety

Kitty Christine
Deer Ridge Hoa - Jan. 8, 2019